




## Inter Departmental Memorandum

TO: City Council

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THROUGH: Marcus D. Jones, City Manager 

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FROM: George M. Homewood, AICP, CFM, Planning Director

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COPIES TO: City Attorney, City Clerk

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SUBJECT: October 22, 2015 City Planning Commission Public Hearing Results

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DATE: October 23, 2015

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Attached is the Results Agenda from the October 22, 2015 Norfolk City Planning Commission public hearing. This report will be prepared on a monthly basis, following each Planning Commission public hearing, to ensure you are informed of Planning Commission actions. No action is required on this report.

If you have any questions about these items, please contact me.



## **CITY PLANNING COMMISSION PUBLIC HEARING AGENDA**

**OCTOBER 22, 2015**

### **\*RESULTS\***

The Norfolk City Planning Commission will hold a public hearing on October 22, 2015 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

### **CONTINUED AGENDA**

#### **CONTINUED TO APRIL 28, 2016**

- 1. MEADOWSTONE APARTMENTS**, for the following applications at 200-230 Amarillo Avenue, 201-237 Bristol Avenue, 202-248 Bristol Avenue and 6000 Curlew Drive:
  - a. Amendment to the future land use designation in the general plan, *plaNorfolk2030*, from Single Family Suburban to Multifamily.
  - b. Change of zoning from R-6 (Single-Family) to conditional TOD-S (Transit-Oriented Development Support) district.
  - c. Special exception for a multi-family development consisting of more than seven units.
  - d. For the closing, vacating, and discontinuing of an undeveloped portion of Bristol Avenue from the northern line of Cleveland Street and extending northwardly to its terminus.
  - e. Transit-Oriented Development (TOD) Development Certificate to permit a waiver of the minimum lot coverage requirement for a proposed multi-family development within the Transit-Oriented Development Support (TOD-S) zoning district.

The purpose of these requests is to allow for the construction of a multi-family residential development containing 144 units.

Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

**DENIAL RECOMMENDED, 0-7**

2. **THE FRANKLIN JOHNSTON GROUP**, for the following applications at 6435 Tidewater Drive:
- Amendment to the future land use designation in the general plan, *plaNorfolk2030*, from Industrial to Multifamily.
  - Text amendment to the City's *Zoning Ordinance* to create PD-R Tidewater Drive (Tidewater Drive Residential Planned Development) district.
  - Change of zoning from I-1 (Limited Industrial) district to PD-R Tidewater Drive.

The purpose of these requests is to allow for the construction of a minimum of 128 multi-family dwelling units.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 7-0**

3. **CITY PLANNING COMMISSION**, for a text amendment to section 4-0.5, "Day Care Homes," and Table 4-A, "Table of Land Uses" in residential districts of the *Zoning Ordinance of the City of Norfolk, 1992*, to allow day care homes on lots not less than 5,000 sq. ft. in area by special exception.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**CONTINUED TO NOVEMBER 12<sup>th</sup>**

4. **TARRANTS BAY, LLC**, for the following applications at 151 Riverview Avenue:
- Change of zoning from I-4 (Waterfront Industrial) district to conditional D-5 (Fort Norfolk) district.
  - Downtown Development Certificate.

The purpose of this request is to allow for the construction of 482 residential units and a marina.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**DENIAL RECOMMENDED, 2-5**

5. **3J, LLC**, for a change of zoning from R-4 (Single-Family) district to conditional R-6 (Single-Family) district at 1202 Land Street.

The purpose of this request is to allow for the construction of three single-family homes where only two are permitted under the current zoning district.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*



**CONTINUED TO DECEMBER 10<sup>th</sup>**

6. **TOAST**, to amend a previously granted special exception to operate an entertainment establishment with alcoholic beverages at 2406 Colonial Avenue.

The purpose of the request is to accommodate a proposed expansion towards the rear of the property, adding additional seating and increasing the occupancy.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**REGULAR AGENDA**

**CONTINUED TO NOVEMBER 12<sup>th</sup>**

1. **8412 SHORE DRIVE DEVELOPMENT, LLC**, for a zoning text amendment to section 27-26, "Taylor's Landing Planned Development (PD-MU Taylor's Landing)" of the *Zoning Ordinance of the City of Norfolk*, to increase the number of dwelling units and decrease the off-street parking requirements within the Taylor's Landing Planned Development zoning district.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 7-0**

2. **EAST COAST APPLIANCES**, for a change of zoning from I-2 (Light Industrial) district to C-2 (Corridor Commercial) district at 5671 Raby Road.

The purpose of this request is to allow for the construction of a 15,000 square foot building that will be used for retail and storage.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**CONTINUED TO NOVEMBER 12<sup>th</sup>**

3. **MAKER'S CRAFT BREWERY**, for the following applications at 2201 Colonial Avenue:
  - a. Change of zoning to modify conditions attached to the property; zoned conditional C-2 (Corridor Commercial).
  - b. Special exception to operate a microbrewery.
  - c. Special exception to operate an entertainment establishment with alcoholic beverages.

The purpose of this request is to modify the zoning conditions to allow for the operation of a microbrewery with entertainment options.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

4. **ZAI'S PLAYWORLD**, for a special exception to operate a commercial recreation center at 5038 E. Princess Anne Road, Suite C.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

5. **WAWA**, for the following applications for special exceptions at 1136 and 1146 N. Military Highway, and a portion of property located at 1126 N. Military Highway:
- Convenience store, 24-hours (with fuel sales).
  - Sale of alcoholic beverages for off-premises consumption.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

6. **BENNY'S**, for a special exception to operate an eating and drinking establishment at 131 Granby Street, Suite B.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

**CONTINUED TO NOVEMBER 12<sup>th</sup>**

7. **BONCHON CHICKEN**, for a special exception to operate an eating and drinking establishment at 273 Granby Street.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

8. **THE GREENHOUSE KITCHEN**, for a special exception to operate an eating and drinking establishment at 345 Granby Street, Suite C.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

9. **BI CHAO CHEN**, to amend a previously granted special exception to operate an eating and drinking establishment at 9643 1<sup>st</sup> View Street, Suites 9647 & 9649.

The purpose of the request is to allow for the expansion of an existing restaurant into the adjacent commercial suite.

*Staff contact: Chris Blough at (757) 664-6771, [christopher.blough@norfolk.gov](mailto:christopher.blough@norfolk.gov)*

**CONTINUED TO NOVEMBER 12<sup>th</sup>**

- 10. MAMBO ROOM LATIN DANCE STUDIO**, for a special exception to operate an entertainment establishment with alcoholic beverages at 419 W. 22<sup>nd</sup> Street.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 4-2**

- 11. FIRE & ICE RESTAURANT & LOUNGE**, for a special exception to operate an entertainment establishment with alcoholic beverages at 3300 N. Military Highway, Suite 3320.

*Staff contact: Chris Blough at (757) 664-6771, [christopher.blough@norfolk.gov](mailto:christopher.blough@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

- 12. TASTE OF CHINA**, to amend a previously granted special exception to operate an entertainment establishment with alcoholic beverages at 5957 E. Virginia Beach Boulevard, Suites 17 & 18.

The purpose of this request is to allow for the expansion of an existing restaurant into the adjacent commercial suite.

*Staff contact: Chris Blough at (757) 664-6771, [christopher.blough@norfolk.gov](mailto:christopher.blough@norfolk.gov)*

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: [http://www.norfolk.gov/planning/city\\_planning\\_commission.asp](http://www.norfolk.gov/planning/city_planning_commission.asp)

George M. Homewood, AICP, CFM  
Executive Secretary